061.A	0001	0007.0	1 of 1	Condominium	ARLINGTON
Map	Block	Lot	CARD		

	Total Card /	Total Parcel
APPRAISED:	260,800 /	260,800
USE VALUE:	260,800 /	260,800
ASSESSED:	260,800 /	260,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: A7

Owner 1:	ISMAYLOV DMITRIY
Owner 2:	
Owner 3:	
Street 1:	48 SHADY HILL RD
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02493 Type:

PREVIOUS OWNER

Owner 1:	HABER-SCHAIM OREN -
Owner 2:	-
Street 1:	28 COLUMBIA AVENUE #2
Twn/City:	NEWTON
St/Prov:	MA Cntry:
Postal:	02464

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 638 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	260,800			260,800
Total Card	0.000	260,800			260,800
Total Parcel	0.000	260,800			260,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.78 | /Parcel: 408.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	126955
GIS Ref	
GIS Ref	
Insp Date	10/19/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 061.A-0001-0007.0

!5329!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	253,400	0	.		253,400	253,400	Year End Roll	12/18/2019
2019	102	FV	231,000	0	.		231,000	231,000	Year End Roll	1/3/2019
2018	102	FV	190,900	0	.		190,900	190,900	Year End Roll	12/20/2017
2017	102	FV	177,500	0	.		177,500	177,500	Year End Roll	1/3/2017
2016	102	FV	173,900	0	.		173,900	173,900	Year End	1/4/2016
2015	102	FV	152,900	0	.		152,900	152,900	Year End Roll	12/11/2014
2014	102	FV	123,200	0	.		123,200	123,200	Year End Roll	12/16/2013
2013	102	FV	123,200	0	.		123,200	123,200		12/13/2012

PRINT

Date	Time
12/10/20	20:14:06

LAST REV

Date	Time
10/05/20	14:25:57

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5329

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HABER-SCHAIM OR	33890-479		10/24/2001		178,000	No	No		
GOLD GERALDINE	26376-162		6/4/1996		74,000	No	No		Y

USER DEFINED

Prior Id # 1:	126955
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2020	Mail Update	JO	Jenny O
10/19/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6021																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:

EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BRICK
View / Desir:	2ND - 2ND FLOOR

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	2 - 2nd Floor
% Own:	0.657700002
Name:	9 - 6021

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.6	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.44043887
Const Adj.:	1.16654992
Adj $ / SQ:	537.710
Other Features:	32723
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375782
Depreciation:	114989
Depreciated Total:	260793

COMMENTS

BK:13787 PG:592,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 2			Baths: 1				HB 0		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	537.71
Special Features:	0	Val/Su Net:	408.78
Final Total:	260800	Val/Su SzAd	408.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	638	537.710	343,059

Net Sketched Area:	638			Total:	343,059
Size Ad	638	Gross Are	638	FinArea	638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

061.A-0001-0007.0

IMAGE

AssessPro Patriot Properties, Inc